The Green Addendum

Do You Need to Hire a Professional?

Follow the decision tree to find your next steps for Page Two of the Addendum

Start Here

Was your home built as a “green” home, using high energy efficiency standards?

No

Yes

Have energy efficiency improvements been made since the home was built? (e.g. solar, added insulation, heat pumps, appliances)

No

Yes

Who made those energy improvements?

I hired a contractor or did the work myself

A previous owner

No

Yes

Professional Help May Not be Needed

Start by locating your green certification(s)

Your specially-built home probably came with a green certification. Locate that paperwork, use it to complete page 1 of the Green Addendum, and contact your builder if you need assistance. Your certification paperwork may already contain enough detail to complete Page 2. If not, consider hiring a professional to complete a Home Energy Score or Audit.

Yes, Hire a Professional

You may not have the 3rd party documentation you need to complete Page 2 of the Green Addendum. Consider hiring a certified professional to complete a Home Energy Score or Home Energy Audit prior to listing your home, and having that person complete Page 2 for you.

No Professional Needed

Skip the Green Addendum

There is little “green” value in your home already, so you don’t need to complete a Green Addendum. If prospective buyers are interested in energy efficiency, encourage them to use Vital Communities’ Green Buyer Guide and plan ahead for energy saving upgrades post-sale, available online at vitalcommunities.org/greenrealestate.

Professional Help May Not be Needed

Start by locating your documentation

You may already have the documentation you need to complete Pages 1 & 2, provided by your contractor, Efficiency Vermont, and/or NHSaves when you completed your home energy project.

Turn over this page for next steps
Hire a Professional for a Home Energy Score or Home Energy Audit

**Home Energy Score.** Developed by the U.S. Department of Energy, the Home Energy Score™ provides standardized information about a home’s energy use; like a miles-per-gallon rating on a car. Expect to pay between $150 and $300 for your score. Home Energy Score Assessors serving the Upper Valley:

- Brent Mellen, Building Energy, White River Junction, VT (serves VT)  
  bmellen@buildingenergyus.com, 802-281-5079
- Bob Eldredge, ABC Energy Savings, Concord, NH (serves NH)  
  bob@abcenergysavings.com, 603-344-4540

**Home Energy Audit.** While an audit report won’t compare your home against national averages, it can be more flexible and detailed in highlighting your home’s unique energy features for prospective buyers. A typical audit includes a blower door test for air infiltration, safety tests of all combustion appliances, and an overall assessment of insulation levels and energy performance. Hire an auditor certified by the Building Performance Institute and expect to pay $250 to $500.

For a list of qualified auditors, visit: vitalcommunities.org/greenrealestate

When hiring _any_ energy professional

- Clearly explain your goals and timeline up front
- Require that they complete Page 2 of the Green Addendum as part of their services for you

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**Locate Documentation from Energy Efficiency Upgrades**

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<th>Vermont</th>
<th>New Hampshire</th>
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| **What documentation should I already have if I completed a project through NHsaves or Efficiency Vermont?** | A contract from your contractor detailing work scope.  
A letter from Efficiency Vermont listing measures installed. | A Home Performance with Energy Star report with a “Certificate of Completion”, including:  
- List of measures installed  
- R-value of insulation  
- Air tightness (blower door test)  
- Projected energy savings |
| **When was that documentation given to me?** | You signed your contract before starting your project; Efficiency Vermont sent you a letter after your project was completed. | After your project was completed your contractor should have delivered your report and certificate of completion. |
| **Who has my project documentation on file?**  
(_in case you can’t find your records, or need additional information_) | Efficiency Vermont – Call (888) 921-5990  
Efficiency Vermont can provide the following upon request:  
- List of measures installed  
- R-value of insulation  
- Air tightness (blower door test)  
- Projected energy savings | Your Contractor  
Contact your contractor and request your project file. Most contractors keep files for at least the first few years. Sometimes longer.  
If your contractor does not have your project on file, NHsaves can provide a list of measures installed. To contact NHsaves, visit www.nhsaves.com/contact-us |

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**Energy Score vs. Audit**

Home Energy Score is best for “typical” homes. Large houses with lots of windows often score lower than expected. Ask your assessor whether Home Energy Score is the right tool to show off your home.

An energy audit is a great, more flexible alternative. There are also more contractors trained to provide energy audits than home energy scores, so an audit may be easier to schedule.